AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:00 p.m.
November 22, 2005

I. CALL TO ORDER:

NOTE: After the November 22, 2005 meeting, the following Regular Meetings will be held on December 13, 2005 and December 27, 2005.

II. ROLL CALL:

Commissioners: Staff Present:
Dolojan
Garcia
Harris
Ohlson  Excused
Ramirez
Tumbaga
Williams

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on November 22, 2005.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS/CONTINUANCES:

VI. COMMENTS FROM AUDIENCE: (For items/issues not listed on the Agenda.)

If you wish to speak on a scheduled item, please complete the “Citizen Comments” form and give to the Minutes Clerk or a staff member.

Decisions and Appeals
A decision by the Planning Commission is not final until the appeal period expires 10 days from the meeting. The applicant, City Council, City Manager, or any affected person may appeal either the denial, approval or any condition of approval of an item within 10 calendar days of the decision. A completed appeal form and the applicable filing fee must be filed within this period with the City Planner, City Hall. The appeal form must contain the name and address of the appellant and state the reasons for the appeal. The appeal will be set for hearing before the City Council and public notice given.
ITEM 1: Black Diamond Mixed Use Project. AP-05-225 (SUB, DR)
This is an application filed by A.F. Evans Development (applicant) requesting tentative map and design review approval, in order to construct a new mixed use development consisting of 195 residential units and approximately 37,855 square feet of commercial space to be located on three downtown blocks of approximately seven (7) acres that are bounded by Fifth Street on the north, Railroad Avenue on the east, Eighth Street on the south and Black Diamond Street on the west. The project site consists of 39 parcels on three city blocks (APN 085-164-001 through 085-164-016, 085-165-002 through 085-165-017, 085-166-003 through 085-166-017). AM

Contact: Alexis Morris, 925-252-4810

ACTION: Continue Design Review Application (only) to December 13, 2005

ITEM 2: K.I.D.S. First Family Daycare. AP-05-265 (UP)
Application by Aimee Carrillo of KIDS First Family Daycare requesting a use permit to allow a large family daycare with a maximum of fourteen children to be operated out of her home, located at 497 Windwood Drive in the RS (Single Family Residential) District. APN 097-610-069. KV

Contact: Aimee Carrillo, 925-709-1705

ACTION: Continue to December 13, 2005

ITEM 3: Ferguson Enterprises Expansion. AP-05-231 (UP, DR)
Application by Rebekah Hoffman of John Donaldson Construction on behalf of Ferguson Enterprises requesting a use permit to expand an existing wholesaling and storage business with exterior storage onto an adjoining 2.03 acre site and design review approval of architectural plans to construct a 6,848 square foot metal building located at 2112 Loveridge Road (west of the Wal-Mart Shopping Center), Business Commercial General Plan land use designation, IP (Industrial Park) "best fit" District; APN 099-240-068. CB

Contact: Rebekah Hoffman, 805-252-0791

ACTION: Continue to December 13, 2005
ITEM 4: Chili’s Bar & Grill Sign Exception. AP-05-238 (SR)
Application by Robert Macias of RHL Design requesting approval of a freestanding sign and exceptions to 1) exceed the maximum allowable sign area of a freestanding sign by 9.5 square feet and 2) allow exposed neon materials to be used for the primary wall sign. The signs proposed are for Chili’s Grill & Bar Restaurant located at 4330 Century Boulevard in the CC (Community Commercial) District. (Portion of) APN 074-460-029

Contact: Robert Macias, 916-771-2555

ACTION:
NOTICE TO PUBLIC

SPEAKER’S CARD

Members of the audience who wish to address the Planning Commission should complete a Speaker’s Card available at the dais. Submit the completed card to the Minutes Clerk before the item is called, preferably before the meeting begins.

COMMENTS FROM AUDIENCE

The Comments from Audience period is for the public to come forward to address the Commission on any items/issues they wish, excluding items scheduled for this agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened. After the public has commented, the item is closed to public comment and brought to the Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Commission.

COMMISSION CONSIDERATION

Persons who wish to speak on Commission Considerations listed on the agenda will be heard when the Commission Consideration is opened. After the public has commented, the item is closed to public comment and brought to the Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Commission.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber’s sound system. You may request the sound amplifier from the City Clerk for personal use during Commission meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Commission requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and pagers, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Commission is in session and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting, is a violation of Municipal Code and any person who engages in such conduct can be order to leave the Council Chamber by the Planning Commission Chairperson.